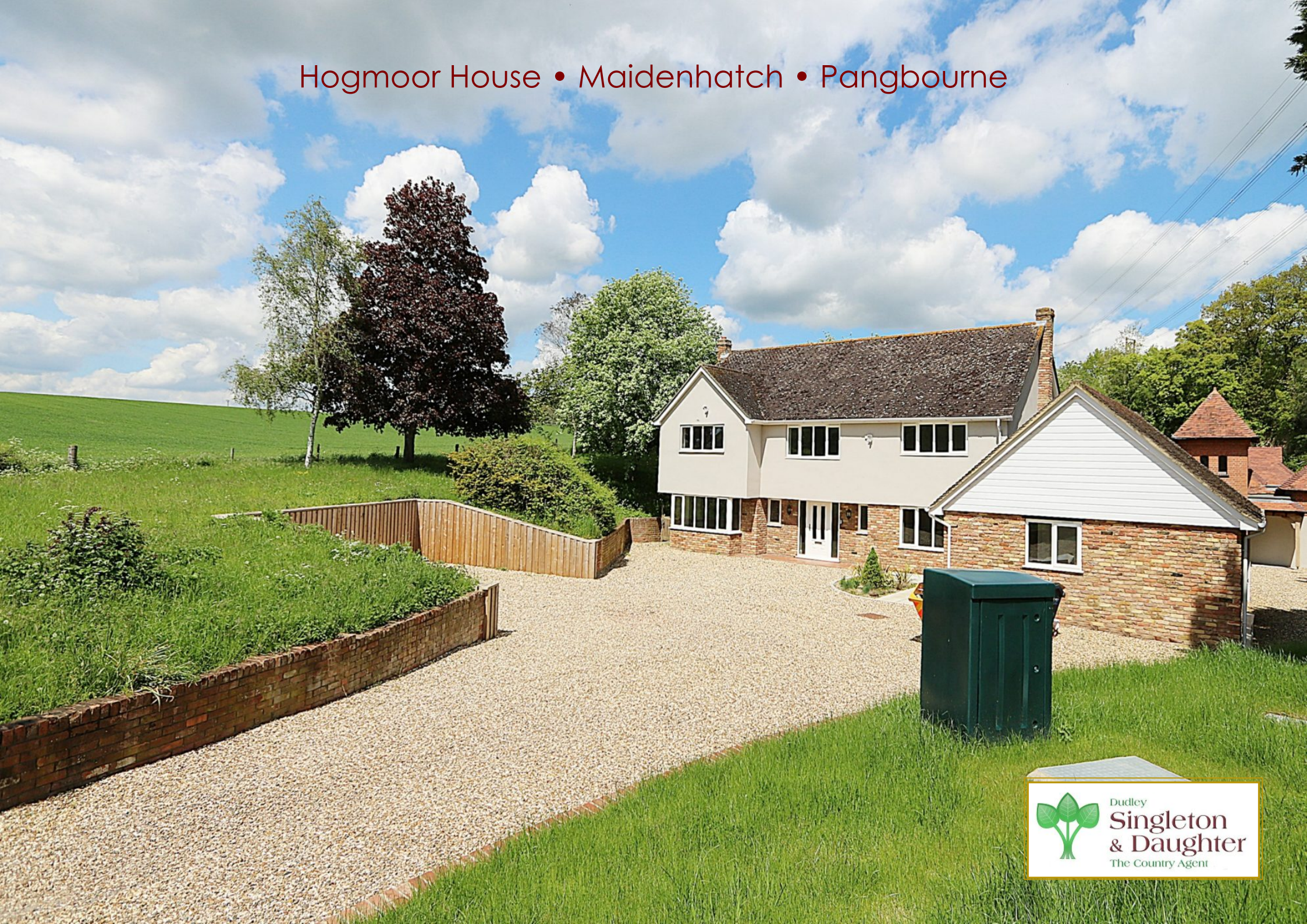


Hogmoor House • Maidenhatch • Pangbourne



Hogmoor House • Maidenhatch • Pangbourne Berkshire

Pangbourne village & station 2 miles • M4 Junction 12 - 2.5 miles • Reading 7 miles
(all distances/timings approximate)

Overlooking farmland within an area of outstanding natural beauty, an imposing and unusually spacious 5 bedroom individual detached country house.

2,559 sq ft / 238 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





An imposing and unusually spacious 5 bedroom individual detached country house, having just completed a luxury, total refit and modernisation programme to exacting standards, with private road access.

Overlooking farmland within an area of outstanding natural beauty, with Lots of footpaths in the vicinity. The accommodation includes a ground floor, 1 bedroom self-contained annexe, with separate planning consent.

Special features

Total refit includes;

- New central heating radiators, re-wiring throughout
- Luxury fully fitted kitchen/breakfast room with living area
- New flooring
- New bathrooms
- New private water system and sewage treatment plant
- Kitchen/breakfast room with living area extensive range of high and low level cupboard and drawer units, large pantry unit, fridge/freezer, dishwasher, Stoves cooking range with double oven, warming drawer and grill, 5 ring ceramic induction hob and extractor over, polished quartz working surfaces, with 1½ bowl under mounted stainless steel sink unit with mixer taps, central island has room for stools to be used as a breakfast bar, and lots of drawers,
- Fine oak joinery throughout including doors to reception rooms and bedrooms
- Open fireplace to sitting room

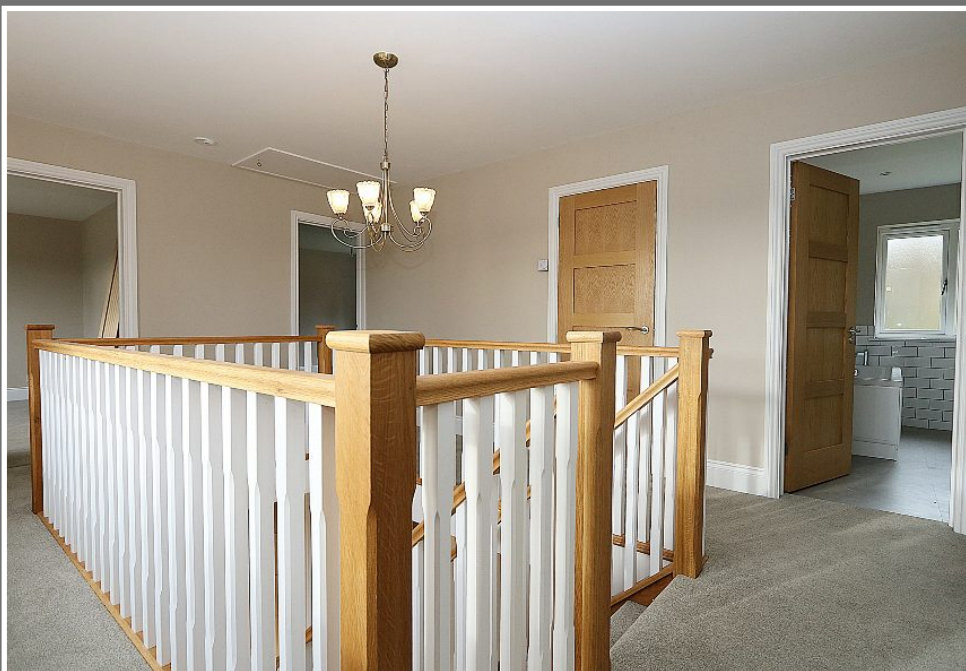
- Principal bedroom suite with dressing room and shower room
- Large family bathroom with bath and shower
- Golden oak planked flooring throughout the reception hall and kitchen/breakfast room
- Staircase to first floor with oak balustrade and galleried landing
- Plenty of parking
- Primary double glazing
- High level of insulation
- Garden fencing and driveway
- Pressurised hot water system with Megaflo and pressure indirect cylinder also an immersion heater
- Self-contained 3 room annexe

Summary of accommodation

Main house; Large reception hall, cloakroom, large kitchen/breakfast room with living area, dining room, sitting room, 4 bedrooms to include principal bedroom with ensuite bathroom and dressing room, family bathroom, large landing,

Ground floor annexe; bedroom, bathroom, fully fitted kitchen, sitting room, large entrance hall

Note: An adjacent freehold 4 bedroom Victorian detached cottage, could be purchased by separate negotiation.



Local Facilities: There are delightful walks from the property by way of footpaths and bridleways. Horse riding stables and livery stables a short drive away at Buckhold and Upper Basildon. There is a first class fitness and tennis centre at Bradfield College which is open to membership with a fine indoor swimming pool, gym, squash courts, indoor and outdoor tennis courts. There are also plenty of facilities for the golfing enthusiast in the area – Streatley Hills, Mapledurham and Calcot to name but a few. Large supermarkets of Waitrose and Sainsbury's within easy driving distance. Pangbourne and Theale have train stations offering fast commuter links to London.

Schools: There are excellent schooling facilities in the area – Pangbourne College is nearby, Bradfield College is within easy access, as is St Andrew's Preparatory School, Moulsoford Boys School, Cranford House, Downe House and The Oratory.

Directions: From the offices of Dudley Singleton turn left, proceed over the mini roundabout passing The Elephant Hotel. Turn right into Pangbourne Hill. Proceed up Pangbourne Hill turning second left into Bere Court Road.

Proceed as far as you can along Bere Court Road until you reach a crossroads. Proceed over the crossroads into Dark Lane. A short distance along on the left-hand side turn left at the sign for Maiden hatch Stud Farm &

Maidenhatch Farm, etc. Turn left. Proceed down this drive, and Hogmoor House will be found on the right-hand side.

Post Code: RG8 8HP

Tenure: Freehold

Services: Electricity, private water supply, private drainage system. Gigaclear superfast broadband connection available.

Note 1. Responsibility for maintenance of the private water and private drainage system shared with the adjacent cottage; The Pump House 60%/40%

Note 2. Right of way access for the Pump House

EPC Rating: D

Local Authority & Council Tax Band: West Berkshire, Band G

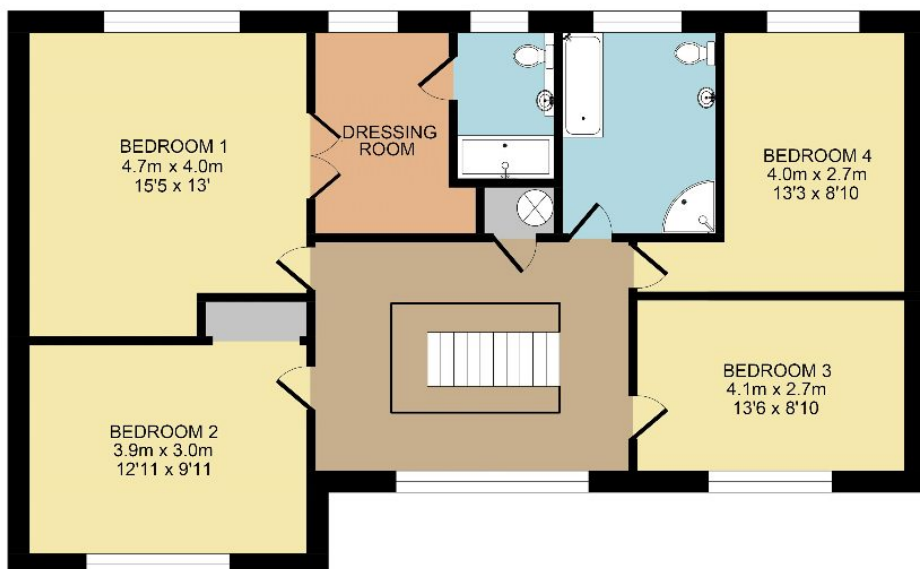
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.



GROUND FLOOR
APPROX. FLOOR
AREA 91.6 SQ.M.
(986 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 94.8 SQ.M.
(1020 SQ.FT.)



TOTAL APPROX. FLOOR AREA 237.8 SQ.M. (2559 SQ.FT)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk





**Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter**

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15 Thayer Street,
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IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





Dudley

**Singleton
& Daughter**

The Country Agent

